



## DETACHED VILLA WITH 4 BEDROOMS

📍 Hacienda Las Chapas

**REF# R4793290 – 4.200.000€**

IBI

5042 €/YEAR

Garbage

280 €/YEAR



4  
Beds



5  
Baths



634 m<sup>2</sup>  
Built



3722 m<sup>2</sup>  
Plot



152 m<sup>2</sup>  
Terrace

Fantastic villa in Hacienda Las Chapas, Marbella East. Fully renovated in 2004.

This modern style villa of 786 m<sup>2</sup> on a plot of 3,722 m<sup>2</sup> offers great views of the Mediterranean Sea and in the distance La Sierra de Las Nieves Mountains.

The villa has been integrated in the natural landscape, creating around it park-alike mature and well

manicured gardens with several pieces of artwork. The house is fully private and South facing, ideal for the most spectacular sunsets.

The impressive entrance welcomes you, leading in turn to a spacious living room with fireplace, dining room and a fully equipped kitchen. All with direct access to large terraces with open sea and mountain views. One part of the house contains a guest toilet, a guest bedroom with en suite bathroom, the master bedroom with a separate office area, walk-in wardrobes and a full bathroom with shower and massage bath. Direct access to the beautiful garden.

The other part of the house contains an en suite bedroom with study and full bathroom. Also here you have direct access to the garden.

On this level you will also have a huge utility room, etc.,...with its own entrance and direct access out to a double garage.

The lower level offers one separate guest- or staff apartment studio, machinery rooms, service toilet and plenty of storage space. Covered parking space for two cars.

SPECIFICATIONS include air-conditioning hot & cold in the bedrooms and heating system in all rooms, high quality ceramic floors, double glazing, alarm system, etc.,...

The pool can be heated, the garden has automatic irrigation system, lit up garden during night.

THE AREA: Hacienda Las Chapas ranks amongst the 10 most prestigious residential areas on the Costa del Sol. The area consists of mainly larger villas or mansions. Ideal position with short distance to the beaches in Cabopino, Marbesa or Elviria – with a distance of less than 2 km to Elviria, the main centre in Marbella East.

The urbanisation has 24-H security on-site.

The price does not include expenses and taxes. The additional costs to the price to be paid by the buyer are: New home/1st transfer Value Added Tax (VAT) 10% (or 4% in the case of protected housing).

Added Value Tax (VAT) 10% (or 4% in case of protected housing); or in case of 2nd and/or Subsequent Transmissions Transfer Tax (ITP) 7,8,9%. In addition, the formalisation in public document of the purchase contract (deeds) is subject to AJD (Stamp Duty) 1.2% on the purchase price, registration and notary fees. You have at your disposal a copy of the corresponding information sheet of this property in our office according to Decree 218/2005 of 11 October.





